

**GENERAL NOTES:**

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 34EA & 34EA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN PARIL, 1998.
- SUBJECT PROPERTY ZONED 'RR-DEO' PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND JULY 28, 2006 COMP LITE REZONING.
- THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED IN F-99-101.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS IS A PREVIOUSLY-RECORDED LOT ON WHICH THERE WERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS.
- STORMWATER MANAGEMENT FOR WQv AND Rev IS NOT REQUIRED BECAUSE THERE IS NO NEW DEVELOPMENT PROPOSED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION EASEMENT(S), UPON INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PREVIOUS COUNTY FILES: S-86-70, P-89-20, VP-86-77, F-88-271, F-91-63, F-99-101
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 19 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION.
- DEVELOPMENT OR CONSTRUCTION FOR THIS LOT MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- FOREST CONSERVATION REQUIREMENTS FOR PLAT #13740 WERE MET BY RETENTION OF 3.4 ACRES OF FOREST WITHIN EASEMENT AREAS F-1 AND F-2. FC EASEMENT F-2 IS UNCHANGED BY THIS SUBMISSION AND REMAINS 1.2607 AC. FC EASEMENT F-1 IS CHANGED BY THIS SUBMISSION BY ABANDONING 0.0548 AC OF EASEMENT AND ADDING 0.1285 ACRES OF EASEMENT, INCREASING THE SIZE OF IT FROM 2.2033 AC. TO 2.2770 AC.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION EASEMENT(S), UPON INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
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**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	3.0000 AC.
NON-BUILDABLE	0 SF.
OPEN SPACE	0 SF.
PRESERVATION PARCELS	0 SF.
TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	0 SF.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.0000 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Maureen Roseman* 12/21/2012  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Keith Sheehy* 1/2/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sheehy* 1/5/13  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

"WE, RANDALL D. SPECHT AND CATHERINE SPECHT, OWNERS OF THE THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 5TH DAY OF DECEMBER, 2012."

*Randall D. Specht* 12-8-12  
RANDALL D. SPECHT DATE

*Catherine Specht* 12-8-12  
CATHERINE SPECHT DATE

*Margaret M. Wright* 12/8/12  
WITNESS DATE

*Margaret M. Wright* 12/8/12  
WITNESS DATE

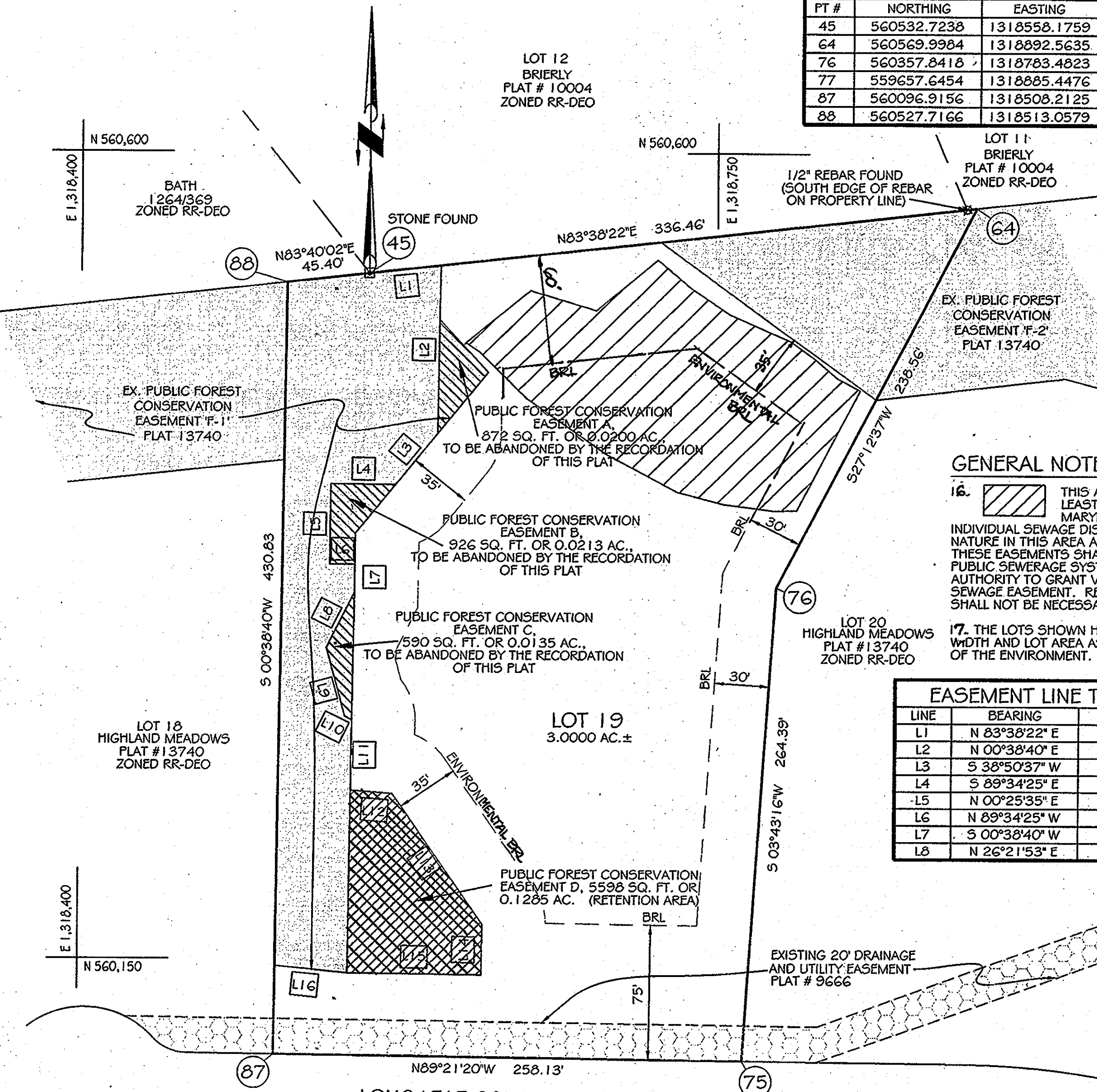
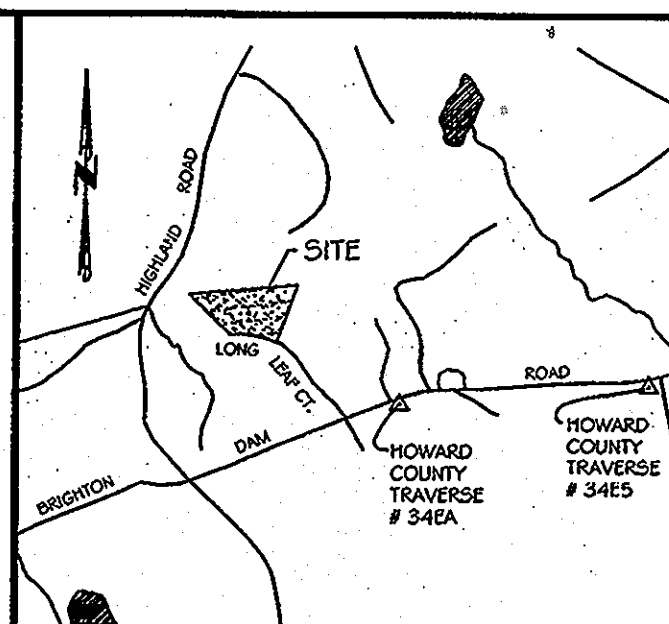
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF ALL OF THE LAND CONVEYED BY WARREN W. MATZEN AND HELEN M. MATZEN TO RANDALL D. SPECHT AND CATHERINE SPECHT BY DEED DATED MARCH 30, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 9093 AT FOLIO 190; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*G. Scott Shanaberger*  
G. SCOTT SHANABERGER  
PROFESSIONAL L.S. # 10849  
LICENSE EXPIRATION DATE 4/21/2014

**COORDINATES**

PT #	NORTHING	EASTING
45	560532.7238	1318558.1759
64	560569.9984	1318892.5635
76	560357.8418	1318783.4823
77	559657.6454	1318885.4476
87	560096.9156	1318508.2125
88	560527.7166	1318513.0579



**GENERAL NOTES:**

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 83°38'22" E	39.61'
L2	N 00°38'40" E	93.94'
L3	S 38°50'37" W	36.61'
L4	S 89°34'25" E	35.75'
L5	N 00°25'35" E	45.00'
L6	N 89°34'25" W	13.85'
L7	S 00°38'40" W	15.47'
L8	N 26°21'53" E	34.10'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L9	N 15°10'39" W	39.67'
L10	S 63°41'07" E	4.42'
L11	S 00°39'36" W	39.36'
L12	N 85°48'21" W	22.98'
L13	N 34°31'31" W	88.41'
L14	N 00°38'40" E	28.21'
L15	N 89°21'20" W	73.86'
L16	S 84°24'19" E	40.15'

**OWNER/DEVELOPER**  
RANDALL D. SPECHT  
CATHERINE SPECHT  
13336 LONG LEAF DR.  
CLARKSVILLE, MD 21029  
(410)-381-4380

**SURVEYOR**  
SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 201  
ELLICOTT CITY, MD 21043  
(410)-461-9563

**PURPOSE:** TO CHANGE THE FOREST CONSERVATION EASEMENT ON LOT 19 BY ABANDONING 0.0548 AC OF EASEMENT AND ADDING 0.1285 ACRES OF EASEMENT TO FOREST CONSERVATION EASEMENT F-1 SHOWN ON PLAT NUMBER 13740.

RECORDED AS PLAT # 22222 ON 11/14/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**FOREST CONSERVATION PLAT OF EASEMENT LOT 19 HIGHLAND MEADOWS, SEC. 1**

SHEET 1 OF 1  
A REVISION TO PLAT #13740, F-99-101

PREVIOUS COUNTY FILES: S-86-70, P-89-20, VP-86-77, F-88-271, F-91-63, F-99-101  
5TH ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 34 BLOCK 9 PARCEL 169  
ZONING: RR-DEO  
SCALE: 1"=50' DATE: 8/6/12